

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8838 Sunny Reyes, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 18, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 17, 1966

ORDERED:

That the appeal for a variance from the use provisions of SP District to permit beauty salon at 1523 - 16th Street, NW., lot 18, square 194, be denied.

FINDINGS OF FACT:

- (1) An inspection of the property was made by the Board on July 11, 1966.
- (2) The property is improved with a three story brick dwelling with English basement.
- (3) Appellant desires to have a beauty salon in one of the units in the basement; with an entrance from 16th Street.
- (4) The record contains three (3) letters opposing this appeal. No opposition to the granting of this appeal was registered at the public hearing.
- (5) The property on the east side of 15th Street is zoned C-M-3 and there is commercial zoning along 14th Street.

OPINION:

Appellant has obviously failed to prove a hardship within the meaning of the Zoning Regulations, as the evidence reveals no unusual or extraordinary condition of the property and it is uncontested that the property can be used for its zoned purpose. Indeed, the building will continue to be used for apartments. It was not intended that property in Special Purpose areas should be competitive with areas zoned for commercial establishments. A beauty shop is a commercial venture and must be located in an area zoned for that purpose. The appeal is denied.